



**ADOPTED AT A MEETING OF
THE BOARD OF DIRECTORS OF
COMMUNITY ROOTS HOUSING,
A WASHINGTON PUBLIC CORPORATION**

**Resolution No. 2020-27
(Keiro Site MOU Authorization with Africatown)**

A RESOLUTION of Community Roots Housing declaring authorization for CRH to negotiate a partnership agreement to develop the Keiro Site with Africatown Community Land Trust.

Be it known that:

Community Roots Housing, a Washington public corporation ("the Program"), is organized pursuant to RCW 35.21.660, 35.21.670, and 35.21.730-755, and Seattle Municipal Code Ch. 3.110;

The purpose of the Program shall be to preserve, develop, own and operate affordable multifamily housing, as well as cultural, social, and economic facilities and to provide programs and services to promote equity and resilience in communities and to perform other functions as the Board shall determine. The Program shall function within the current city limits of the City of Seattle. However, the Program may provide these services, activities and facilities outside of these boundaries with approval of the PDA Board of Directors (the "Board") in accordance with the organizational Charter.

Community Roots Housing has identified the partnership with Africatown Community Land Trust for the purposes of jointly developing the Keiro Site as a strategic priority for the creation of affordable housing;

Community Roots Housing is authorized to exercise all powers necessary or convenient to effect the purposes for which the Program is organized and to perform authorized Program functions, including, without limitation, the power to contract and enter into partnership with individuals, associations and corporations; and

Community Roots Housing has identified the opportunity to develop Keiro (the "Site") located on Yesler Ave E, between 16th and 17th Ave S into an affordable housing project in partnership with Africatown Community Land Trust; and

The development of the site could provide approximately two to three hundred units of affordable housing for low income persons with community serving ground floor uses;

NOW, THEREFORE, BE IT RESOLVED by the Board of Community Roots Housing as follows:

- (1) Community Roots Housing 's Board hereby finds that the development of the Site will further Community Roots Housing's efforts to promote the development of quality affordable housing in the City of Seattle.
- (2) The board recognizes that this project partnership for equity and development of community-based organizations is consistent with our values and the strategic plan.
- (3) Community Roots Housing 's Board therefore finds and determines that the development of the Site will further the purpose of CHH and is therefore within the power and authority granted to Community Roots Housing by its Charter.
- (4) Community Roots Housing 's Chief Executive Officer is authorized and directed to:
 - (a) Negotiate and execute a partnership agreement with Africatown Community Land Trust and any other identified community-based development partners ensuring at a minimum but not limited to that:
 - a. All predevelopment funds are provided by the City or other sources
 - b. Joint approvals are required for design and construction
 - c. Kick-out provisions are delineated in the General Partnership Agreement
 - d. Provides for CRH to be property manager
 - e. Joint Agreement on development project manager
 - f. Ensures a deep community process
 - g. Ensures involvement of other community organizations
 - h. Ensure support from and collaboration with other community organizations
 - (b) Negotiate other terms that we believe help ensure the interests of CRH
 - (c) Assure the PDC that CRH development team has capacity to manage this project
 - (d) Investigate feasibility of development of the site.
 - (e) Negotiate a Purchase and Sale Agreement or other means to acquire site control.

CERTIFICATION

I, Jill Cronauer, certify that I am the Secretary of Community Roots Housing and that the foregoing Resolutions were duly adopted at a meeting of the Board of Directors of Community Roots Housing held on 9th day of November 2020, in accordance with the Charter and Rules and Regulations of Community Roots Housing upon proper notice and at which time a quorum was present.

DATED the ____ day of November 2020.

By _____

Its _____